

SHAPING THE AUSTIN WE IMAGINE

AUSTIN LAND DEVELOPMENT CODE

CAG B&C Forum
Code Draft Preview
March 4, 2017



CODENEXT

1-FEB-17

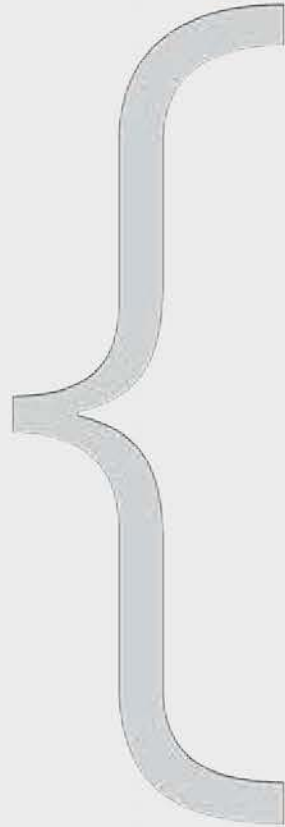
CodeNEXT: Land Development Code Timeline



CAG = Code Advisory Group; PC = Planning Commission; ZAP = Zoning and Planning Commission

*Note: refers to the written standards of the Land Development Code; *Map refers to the zoning map that implements where the written standards apply

next
steps



Draft Code

Public Review Draft
Released January 2017



Mapping

Est. April 2017



Adoption Process

September 2017 –
April 2018

Survey Tool

The survey is focused on how the draft code implements the Imagine Austin Priority Programs and alleviates the 10 major issues identified in the Land Development Code Diagnosis.

Current code issue: Code Changes Adversely Affect Department Organization

The current complexity of the LDC has an adverse effect on the organizational structure of the Planning and Development Review department.

CodeNEXT solution:
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not at all and 10 being completely, how well does the solution address the problem?

1 2 3 4 5 6 7 8 9 10

Next

Online and Print

Current code issue: Code Changes Adversely Affect Department Organization

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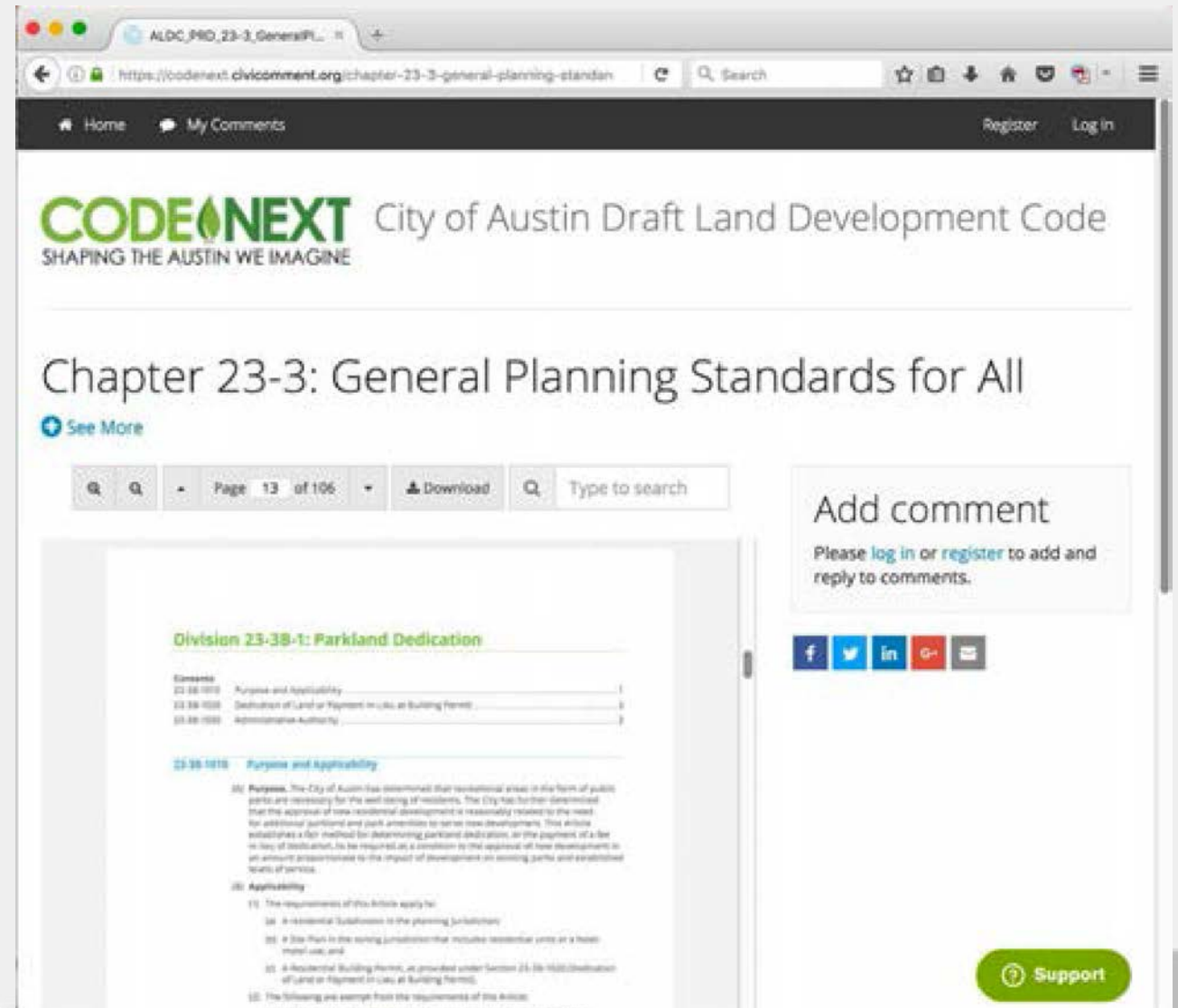
CodeNEXT solution:
Portions of the new code have been rearranged to reflect the responsible city staff, so that a user dealing with a certain part of the code will interact primarily with the same set of staff members.

On a scale of 1-10 with 1 being not

Mobile

Code Comment Tool

Using a tool (CiviComment) that has been implemented in code rewrites across the country, staff will receive comments on the actual code document from Austinites.

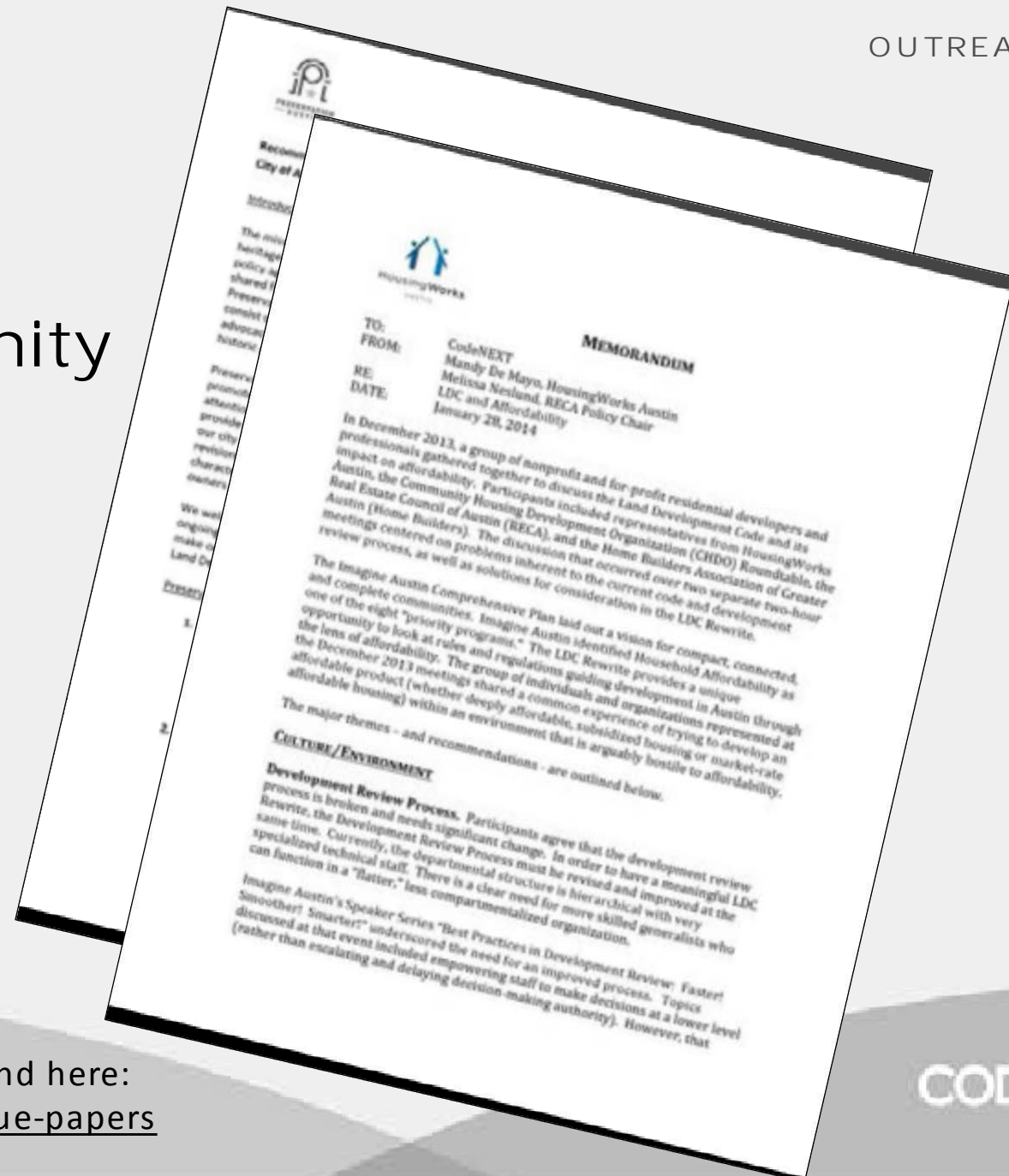


<https://codenext.civicomment.org/>

Viewpoints & Community Issues Papers

In the interest of transparency, all group position papers and suggestions will be posted on the CodeNEXT document-hosting site.

Previous Group Position Papers can be found here:
<http://www.austintexas.gov/department/issue-papers>



Open Houses Across Austin

Dates

- February 18th
Crocket High School (confirmed)
- February 25th
Lanier High School (confirmed)
- March 4th
LBJ High School (confirmed)
- March 25th
- April 8th



CodeNEXT Topic Talks

Allow for a more focused conversation on some of the major points of interest in the new code, and to answer the public's questions, both general and specific, on these topics.





The imagine Austin Comprehensive Plan was adopted by Austin City Council in June 2012

Imagine Austin lays out our citizens' vision for a complete community that responds to the pressures and opportunities of our growing modern city.

2012



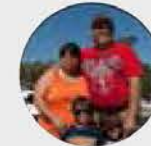
Core Principles for Action



Grow as a compact, connected city



Integrate nature into the city



Provide paths to prosperity for all



Develop as an affordable and healthy community



Sustainably manage water, energy and other environmental resources



Endorse innovation and creativity throughout the city



In 2013, the City engaged the help of both national and local experts to work with elected officials, staff, appointed representatives, and the community at large on how best to align our land use standards and regulations with the goals of Imagine Austin.

Process To Date



2013 - 2014

**Listening
to the
Community**



2014

**Code
Diagnosis**



2014 - 2015

**Community
Character
Manual**



2015

**Alternative
Approaches
to the Code**



2016

**Code
Prescriptions**



2017

Draft Code

*Past reports and documentation of the CodeNEXT process
can be reviewed at austintexas.gov/codenext*

Top 10 Issues



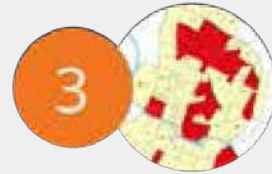
1

Ineffective Base Zoning Districts



2

Competing Layers of Regulations



3

Complicated "Opt-in, Opt-out" System



4

Lack of Household Affordability and Choice



5

Auto-Centric Code



6

Not Always In Line with Imagine Austin



7

Lack of Usability and Clarity



8

Ineffective Digital Code



9

Code Changes Adversely Affect Department Organization



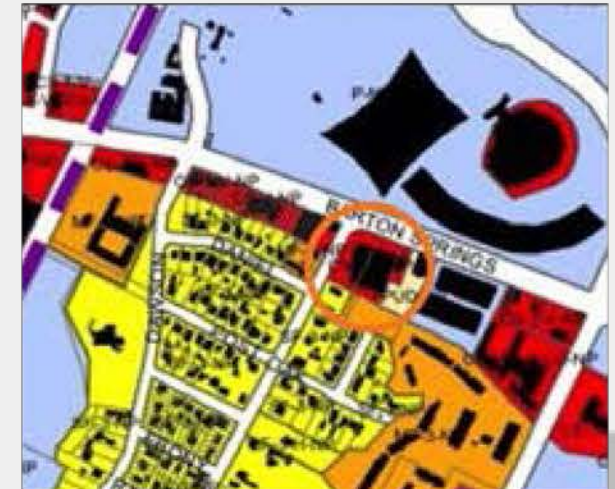
10

Incomplete and Complicated Administration and Procedures

LIMITATIONS OF CONVENTIONAL ZONING

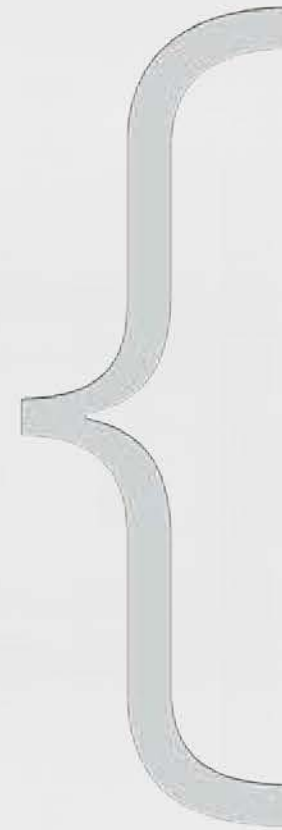
The conventional, use-based approach to zoning has been shown to be ineffective for regulating diverse, urban, mixed-use environments.

These three parcels have “CS – Commercial Services” as their base zone.





Creating a framework to help improve quality of life.



- M** MOBILITY
- C** COMMUNITY
- E** ENVIRONMENT
- H** HOUSING
- P** PERMITTING

MOBILITY

PRIORITIES | 16



Centers and
Corridors



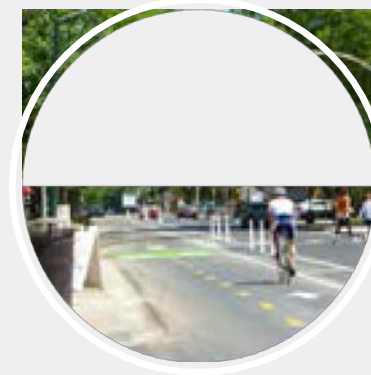
Urban Trail
Connections



Walk to Shops
and Services



Human-scale
Street Design



Multi-modal
Transportation

COMMUNITY

PRIORITIES | 18



Strengthen
Neighborhoods



Right-size
Zoning



Anticipate
Future Growth



Enable Small
Enterprises



Diverse Places
for People

ENVIRONMENT

PRIORITIES | 20



Water
Stewardship



Flood
Mitigation



Urban Forest
Preservation



Open Space
and Parks



Ecosystem
Services

HOUSING

PRIORITIES | 22



More Diverse
Housing Choice



Affordability
Incentives



Connected
Subdivisions



More Units
By Right



Flexible Live/
Work Places

austintexas.gov/codenext/housing

PERMITTING



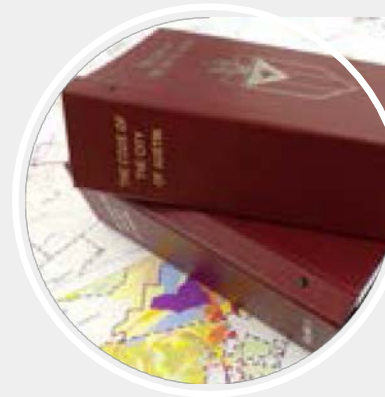
Clearer Zoning
Districts



Fine-Tuned
Uses in Zones



Site Planning
Process



Simplified
Permitting



Organized
Graphic Code

anatomy of THE CODE

How it's organized:
Relocated under a different title number, an extensive reorganization of the Land Development Code elevates community priorities, consolidates procedures, and introduces a hybrid zoning code with new form-based standards.



Title 23



Introduction



Administration and Procedures



General Planning Standards for All



Zoning Code



Subdivision



Site Plan



Building, Demolition and Relocation Permits and Special Requirements for Historic Structures



Signage



Transportation (Mobility)



Infrastructure



Technical Codes

anatomy of THE CODE

Work In-Progress

The CodeNEXT team is still hard at work refining and drafting additional code text standards.

- **Affordable Housing Incentives Program** April 2017
- **Functional Green (Ecological Services)** April 2017
- **Signage** April 2017
- **Street Design** Summer 2017
- **Transportation Demand Management (TDM)** Summer 2017
- **Traffic Impact Analysis (TIA)** March 2017

anatomy of THE CODE

Affordable Housing Incentives Program

- **Unifies Fragmented Program**
- **Creates a Framework**
- **Ability to Adjust to Market Conditions**

Replaces the fragmented system of individualized static incentives programs with a unified framework organize standards and incentives. Program calibrates standards for different parts of the city and provides for updates as market conditions change. Anticipated release of draft regulations in April 2017.

anatomy of THE CODE

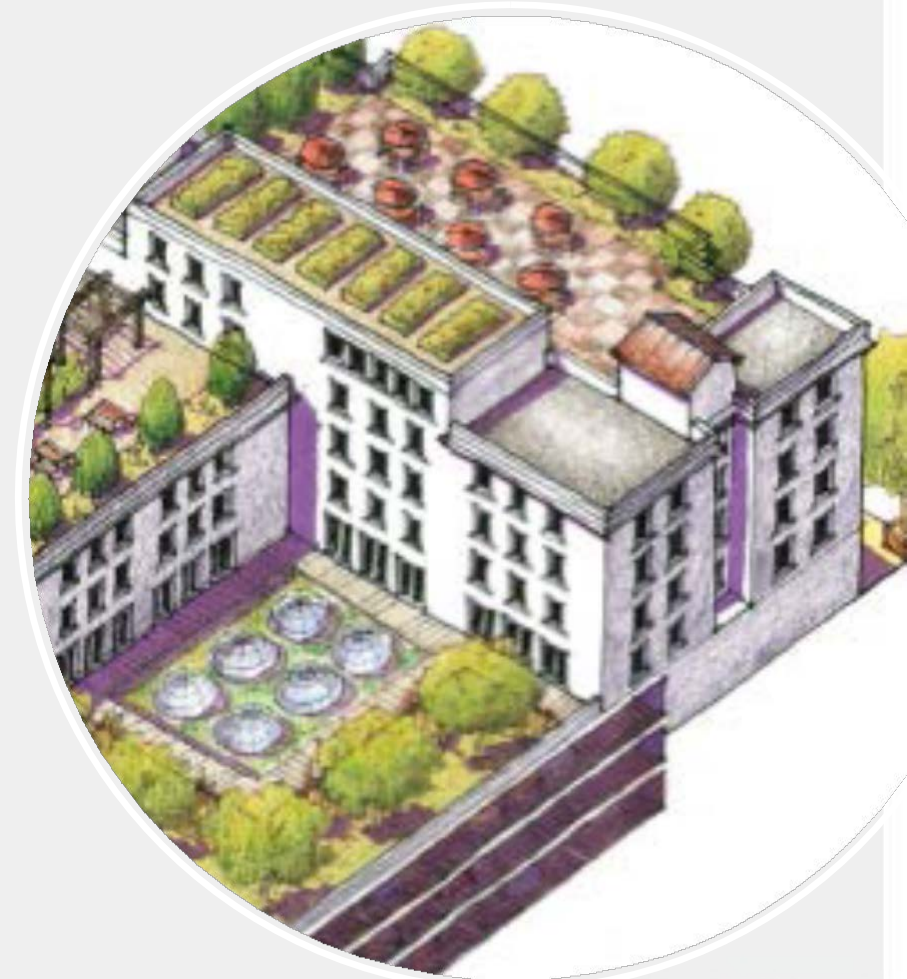
Functional Green

- **Integrate Nature into the City**
- **Provide Flexibility**

Standards will help integrate nature into the City on development with 80% or more impervious cover.

Requirements are being prepared and will be located

in the Environmental Criteria Manual. Anticipated release of draft regulations in April 2017.

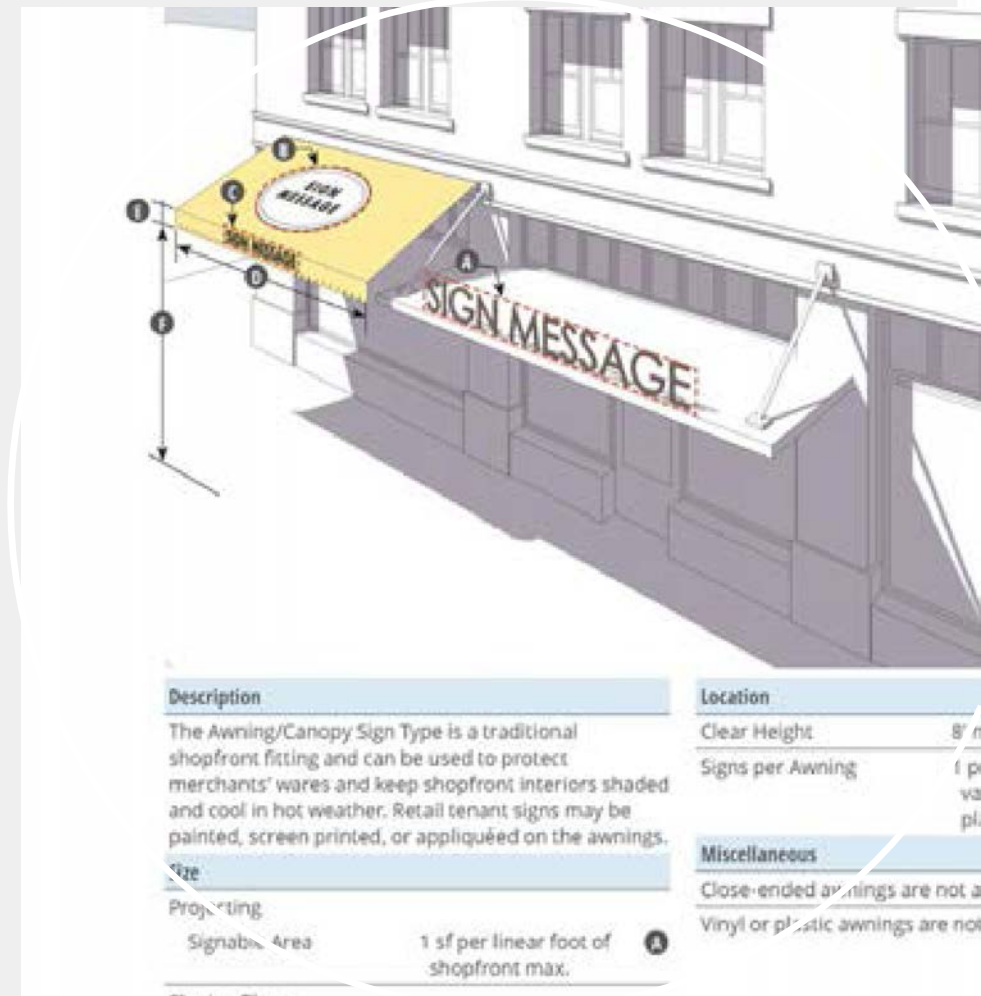


anatomy of THE CODE

Signage

- Clear Graphics
- Reorganized

Conformance with Supreme Court's decision in Reed v. Town of Gilbert and several subsequent lower court decisions, the draft Sign Regulations prepared by the consultant team require further revisions. Anticipated release date for these provisions is April 2017.



anatomy of THE CODE

Street Design

- **Provide for Variety of Users**
- **Streets Adjust to Context within City**

Work is underway to implement the Complete Streets ordinance, providing the city with a toolkit of design elements to create streets designed for a variety of users. Anticipated release date for these provisions is Summer 2017.



anatomy of THE CODE

Transportation Demand Management (TDM)

- **Provides design features, incentives, and tools to encourage residents, tenants, employees, and visitors to travel by sustainable transportation modes.**

Draft language is included in the Public Review Draft. For the creation of a TDM program. The regulations that will reside in Criteria Manual and the process for the administration of the program has yet to begin. Anticipated release Summer 2017.

anatomy of THE CODE

Traffic Impact Analysis (TIA)

- **Formalize, Clarify, and Refine**
- **Improve Consistency and Predictability**
- **Provide Changes that will Bridge to Long-term Improvements**

Updated Traffic Impact Analysis to reflect best practices from across the country. Captures smaller-scale developments and rough proportionality, improves consistency and predictability and provides for long-term improvements. Anticipated release March 2017.

anatomy of THE CODE

Work Outside of CodeNEXT

Some elements of the Land Development Process will be updated after the adoption of the new Land Development Code.

- **Technical Manuals**
- **Criteria Manuals**

anatomy of THE CODE

Foundational Regulations Maintained and Strengthened

Austin's foundational regulations on watershed, tree preservation, parkland dedication have been brought to the front of the code in a prominent location. Affordable Housing Incentives Program, when completed will join these regulations.

- **Save Our Springs (SOS)**
 - pulled forward
- **Watershed**
 - pulled forward
- **Urban Forest Protection and Replenishment**
 - pulled forward
- **Parkland Dedication**
 - pulled forward

anatomy of THE CODE

Standards Pulled Forward with Clarification and New Organization

Portions of the code that were buried have been clarified and move to a new location in the new Land Development Code in an easier to use and better organized code.

- **Hill Country Roadways**
- **Historic Districts**
- **Administration and Procedures**

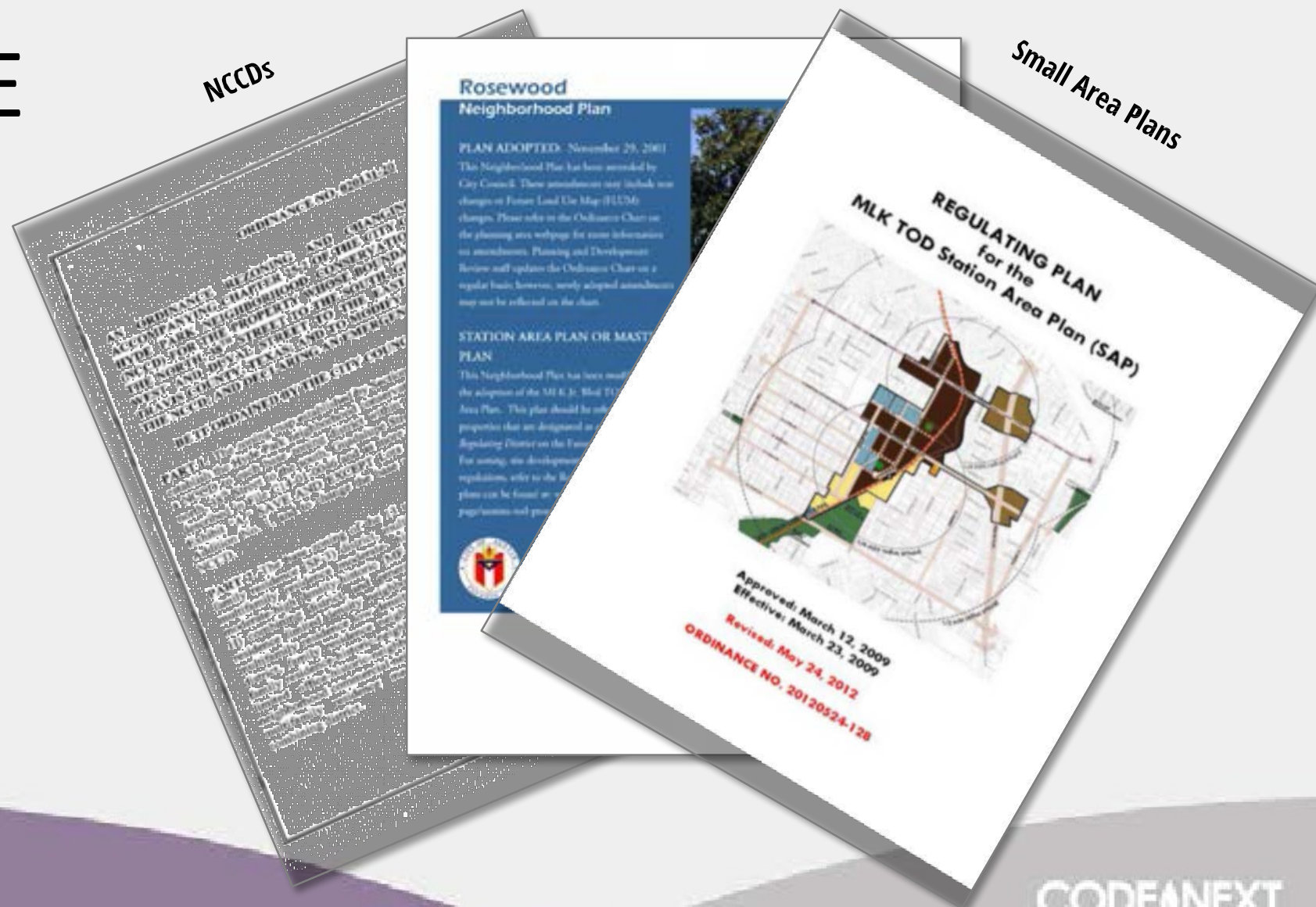
anatomy of THE CODE

Other Policy Documents Maintained

Through the process of creating the new Land Development Code. Existing localized policy documents have been maintained.

Neighborhood Plans

Small Area Plans



anatomy of THE CODE

Each number and letter has significance,
improving the usability and accessibility of
the Land Development Code

23-3C-3010

Title	Chapter/Article	Division/Section
-------	-----------------	------------------

New Land Development Code
has a unified organizational system
that is consistent through out,
providing clarity and usability.

Title “23”

↳ Chapter “3”

↳ Article “C”

↳ Division “3”

↳ Section “010”

anatomy of THE CODE

23-3C-3010

In this example:
Section 23-3C-3010 (Removal Prohibited)
 is located in:
Title 23 (Land Development Code)
Chapter 3 (General Standards to All Planning)
Article C (Urban Forest Protection and Replenishment)
Division 3 (Heritage Trees)

Division 23-3C-3: Heritage Trees

Contents

23-3C-3010	Removal Prohibited.....	1
23-3C-3020	Administrative Variance	1
23-3C-3030	Land Use Commission Variance	2
23-3C-3040	Appeal	3
23-3C-3050	Application for Variance	3
23-3C-3060	Variance Prerequisite	3
23-3C-3070	Action on Application	4
23-3C-3080	Variance Effective Date and Expiration	4

23-3C-3010 Removal Prohibited

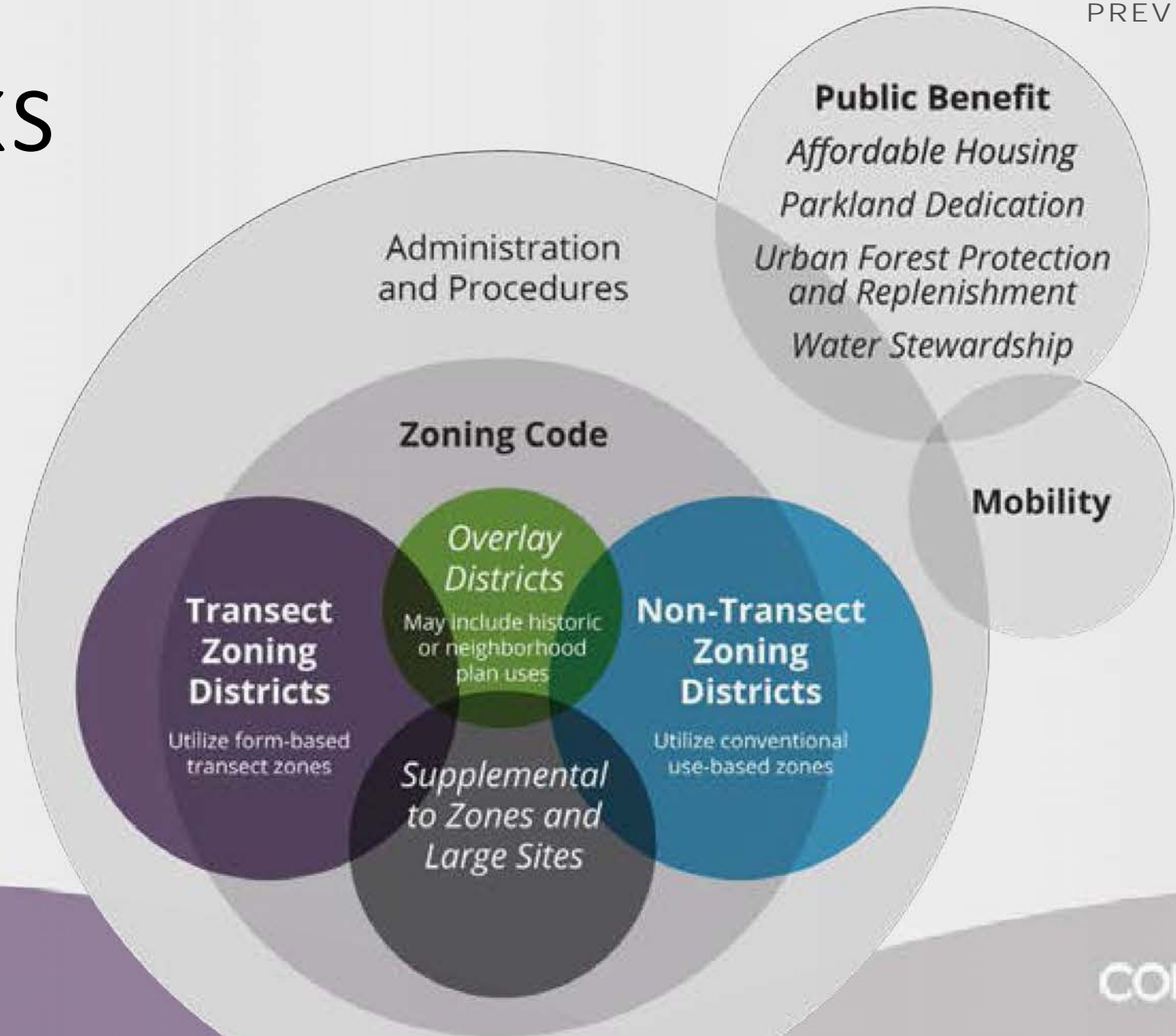
For an application that proposes the removal of a heritage tree, the applicant must file a request for a variance to remove the heritage tree under this Division before the application may be administratively approved or presented to the Land Use Commission.

23-3C-3020 Administrative Variance

- (A) The City Arborist shall allow removal of a heritage tree only after determining that the heritage tree:
- (1) is dead;
 - (2) is an imminent hazard to life or property, and the hazard cannot reasonably be mitigated without removing the tree; or
 - (3) is diseased and:
 - (a) restoration to sound condition is not practicable; or
 - (b) the disease may be transmitted to other trees and endanger their health.

how the CODE WORKS

A hybrid approach
A hybrid zoning code brings together the operating systems of Form-Based zoning and conventional use-based zoning to address the unique qualities of the place types that make up our community.



how the CODE WORKS

2 Different Zoning Tools

Transect Zones

Form-Based

New zones based on the form and character of Austin

Most simply, transect zones establish a hierarchy of contexts from smallest/least intense or urban to largest/most intense or urban. Transect zoning standards have a primary focus on building form (width, depth, relationship between buildings, and how they engage the street) with a secondary focus on use.

Non-Transect Zones

Use-Based/Conventional/Euclidean

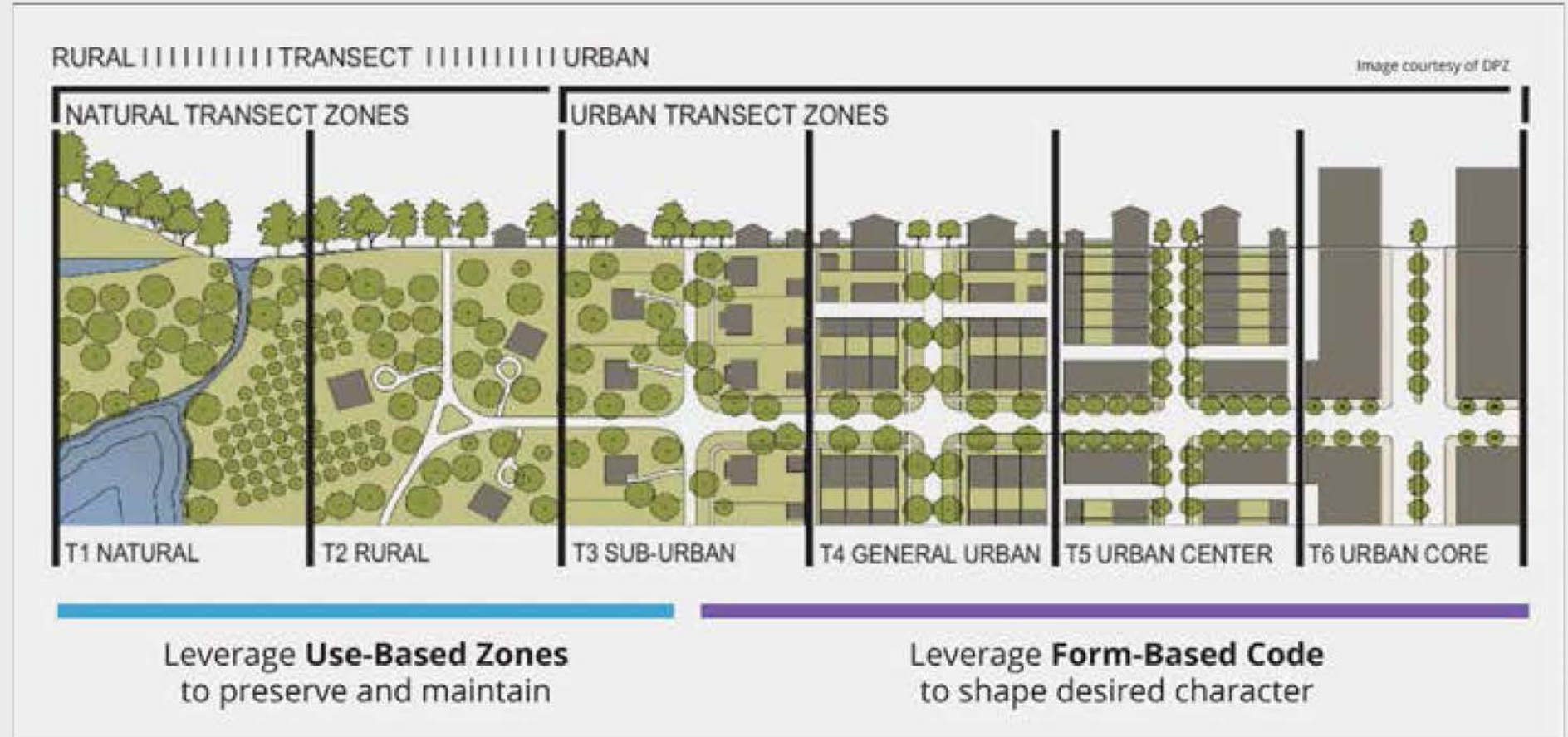
Based on existing Zoning Districts

Non-Transect zoning standards primarily focus on use separation and simple height/bulk standards. Euclidean zoning was designed to limit uses in undesirable locations rather than encourage uses in desired locations.

Note: Each Lot Will Be Mapped With One Type of Zone District

The Natural-to-Urban Transect: Framework for Form-Based Code

This diagram illustrates a continuum of place types from the most natural to the most urban from left to right.



transect zones AT-A-GLANCE

PREVIEW | 55

T3

T4

T5

T6

LESS URBAN ←

→ MORE URBAN

T3				T4			T5				T6	
T3 Neighborhood Edge - Wide Lot	T3 Neighborhood Edge - Deep Setback	T3 Neighborhood - Deep Setback	T3 Neighborhood - Intermediate Setback	T4 Neighborhood - Intermediate Setback	T4 Neighborhood - Shallow Setback	T4 Main Street	T5 Neighborhood - Shallow Setback	T5 Urban - Shallow Setback	T5 Urban	T5 Main Street	T6 Urban	T6 Urban Core
T3NE.WL	T3NE	T3N.DS	T3N.IS	T4N.IS*	T4N.SS*	T4MS*	T5N.SS*	T5U.SS*	T5U*	T5MS*	T6U	T6UC
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 3 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 6 Stories	Building Height Up to 16 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU	Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	Building Types Main Street Live/Work Mid-Rise	Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

* Zone may be designated with “Open” sub-zone having the same building form regulations but allowing for a more diverse mix of uses.

CODENEXT

1 - FEB - 17

transect zones

FORM DESCRIPTORS

PREVIEW | 56



Neighborhood Edge
House building forms
with residential uses
in a neighborhood
setting.



Neighborhood
House building forms with
a mix of residential uses
and limited non-residential
in accessory structures in a
neighborhood setting.



Main Street
Buildings that form a
street of near
continuous building
frontage adjacent to a
neighborhood.



Urban / Urban Core
Buildings that form a
street of near
continuous building
frontage in a mixed-use
urban setting.

transect zones

FORM DESCRIPTORS

PREVIEW | 57



Neighborhood

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



Main Street

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

transect zones

NAMING CONVENTIONS

Transect zones have a four-part naming convention to identify intensity, form, setback, sub-zone and land use variations.

13

Transect Zones

20

total with Sub-Zones

T4N.SS-O

Transect
Zone
Intensity

T3

T4

T5

T6

Form
Descriptor

Neighborhood
Edge (NE)

Neighborhood (N)

Main Street (MS)

Urban (U)

Urban Core (UC)

Lot Size /
Setback

Wide Lot (WL)

Deep Setback
(DS)

Shallow
Setback (SS)

Intermediate
Setback (IS)

Sub-Zone

Open (O)
allows
additional
land uses

T3 Zones



T3
Neighborhood Edge -
Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3
Neighborhood Edge

T3NE

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU



T3
Neighborhood -
Deep Setback

T3N.DS

Building Height
Up to 2 Stories

Building Types
Small House
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU



T3
Neighborhood -
Intermediate Setback

T3N.IS

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Cottage Corner
Cottage Court
ADU

T6

← MORE URBAN →



T5U*

Building Height
Up to 6 Stories
Building Types
Rowhouse: Large
Courtyard Building
Low-Rise
Mid-Rise
ADU



T5MS*

Building Height
Up to 6 Stories
Building Types
Main Street
Live/Work
Mid-Rise



T6U

Building Height
Up to 16 Stories
Building Types
Main Street
Mid-Rise
High-Rise/Tower



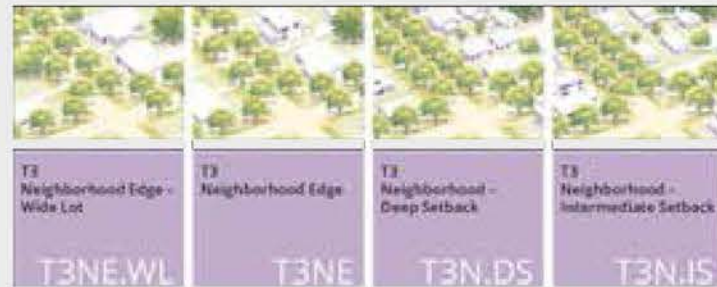
T6UC

Building Height
Unlimited Stories
Building Types
Mid-Rise
High-Rise/Tower

transect zones AT-A-GLANCE

T3

LESS URBAN ←



T3NE.WL	T3NE	T3N.DS	T3N.IS
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU

T4



T4N.IS*
Building Height Up to 2 Stories
Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU

T4 Zones



T4
Neighborhood -
Intermediate Setback

T4N.IS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Neighborhood -
Shallow Setback

T4N.SS*

Building Height
Up to 2 Stories

Building Types
Cottage House
Small House
Duplex: Stacked
Duplex: Front-and-back
Wide House
Duplex: Side-by-side
Multiplex: Medium
Cottage Court
ADU



T4
Main Street

T4MS*

Building Height
Up to 3 Stories

Building Types
Rowhouse: Medium
Live/Work
Main Street
ADU

* "Open" sub-zone

6

← MORE URBAN



T6U	T6UC
Building Height Up to 16 Stories	Building Height Unlimited Stories
Building Types Main Street Mid-Rise High-Rise/Tower	Building Types Mid-Rise High-Rise/Tower

T3

LESS URBAN ←



T3 Neighborhood Edge - Wide Lot

T3NE.WL

Building Height
Up to 2 Stories

Building Types
Wide House
Long House
Duplex: Side-by-side
ADU



T3 Neighborhood Edge - Side-by-Side

T3NE.SS

Building Height
Up to 2 Stories

Building Types
Wide House
Duplex: Side-by-side
ADU

T5 Zones



T5 Neighborhood - Shallow Setback T5N.SS* Building Height Up to 3 Stories Building Types Multiplex: Medium Multiplex: Large Rowhouse: Medium ADU	T5 Urban - Shallow Setback T5U.SS* Building Height Up to 6 Stories Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	T5 Urban T5U* Building Height Up to 6 Stories Building Types Rowhouse: Large Courtyard Building Low-Rise Mid-Rise ADU	T5 Main Street T5MS* Building Height Up to 6 Stories Building Types Main Street Live/Work Mid-Rise
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* "Open" sub-zone

T6

→ MORE URBAN



T5 Main Street

T5MS*

Building Height
Up to 6 Stories

Building Types
Main Street
Live/Work
Mid-Rise



T6 Urban

T6U

Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower



T6 Urban Core

T6UC

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

transect zones AT-A-GLANCE

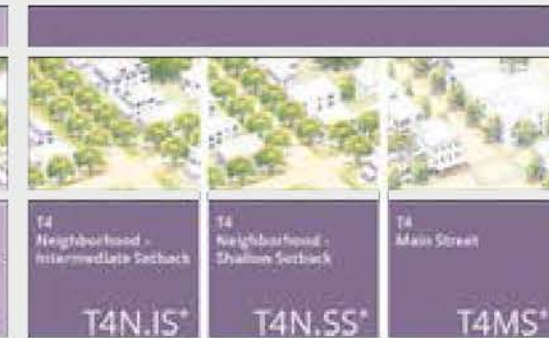
T3

LESS URBAN ←



T3NE.WL	T3NE	T3N.DS	T3N.IS
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 2 Stories
Building Types Wide House Long House Duplex: Side-by-side ADU	Building Types Wide House Duplex: Side-by-side ADU	Building Types Small House Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Cottage Corner Cottage Court ADU

T4



T4N.IS*	T4N.SS*	T4MS*
Building Height Up to 2 Stories	Building Height Up to 2 Stories	Building Height Up to 3 Stories
Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Cottage House Small House Duplex: Stacked Wide House Duplex: Front-and-back Wide House Duplex: Side-by-side Multiplex: Medium Cottage Court ADU	Building Types Rowhouse: Medium Live/Work Main Street ADU

T5



T5N.S
Building Height Up to 3 Stories
Building Types Multiplex: Medium Rowhouse: Medium

T6 Zones



Building Height
Up to 16 Stories

Building Types
Main Street
Mid-Rise
High-Rise/Tower

Building Height
Unlimited Stories

Building Types
Mid-Rise
High-Rise/Tower

← MORE URBAN



T6UC
Building Height Unlimited Stories
Building Types Mid-Rise High-Rise/Tower

T6 Applicable only in
Imagine Austin Regional Centers

building TYPES

Small House Form



Cottage House



Small House



Duplex:
Front-and-back



Duplex:
Stacked

Medium House Form



Wide House



Long House



Duplex:
Side-by-Side



Multiplex:
Medium



Missing Middle Housing

A range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.

Large House Form



Rowhouse:
Medium



Multiplex:
Large

Multiple House Form



Cottage Court



Cottage Corner

Accessory Building Form



Accessory
Dwelling Unit
(ADU)

Block Form



Live/Work



Main Street



Courtyard
Building



Rowhouse:
Large



Low-Rise

Large Block Form



Mid-Rise

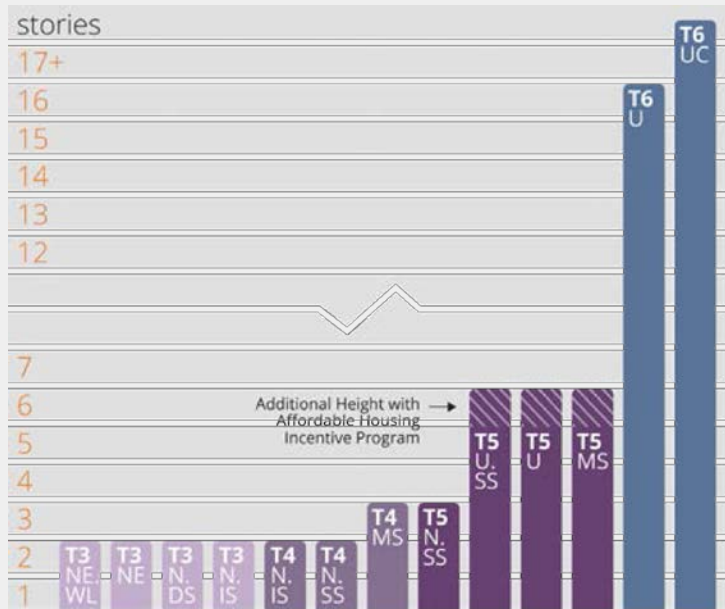


High-Rise/
Tower

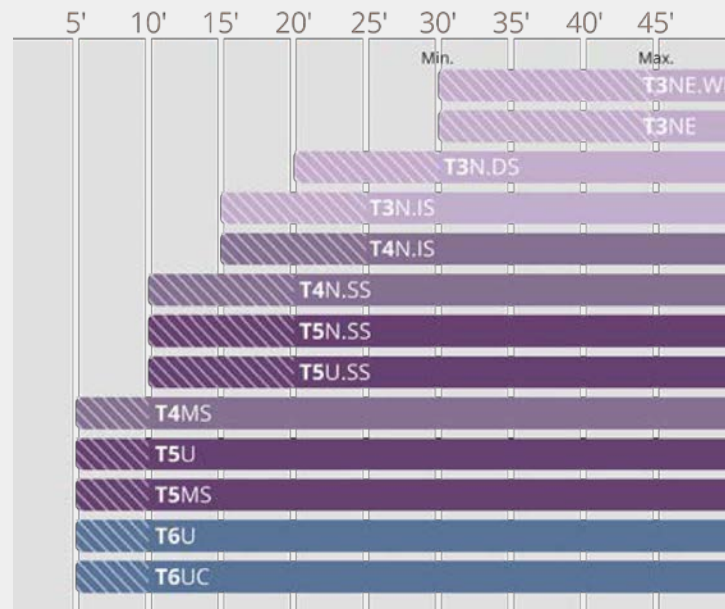


transect zone COMPARISONS

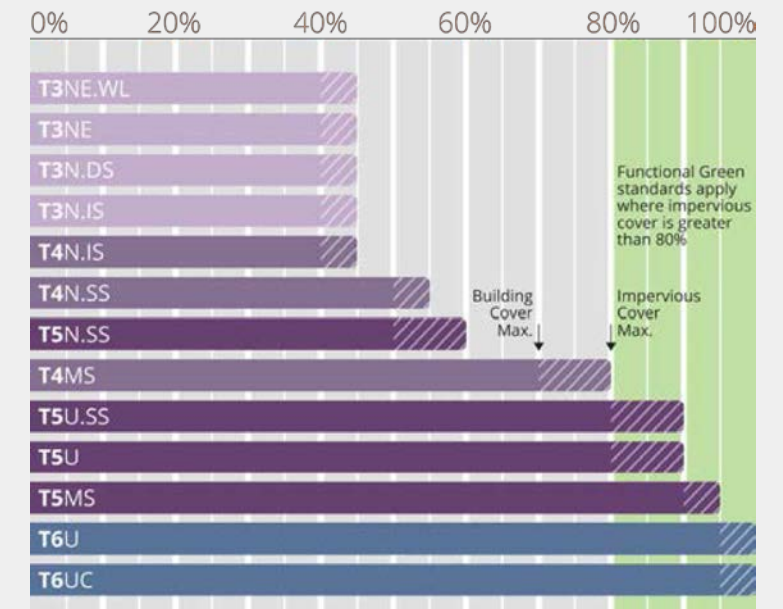
PREVIEW | 78



Building Height



Front Setback



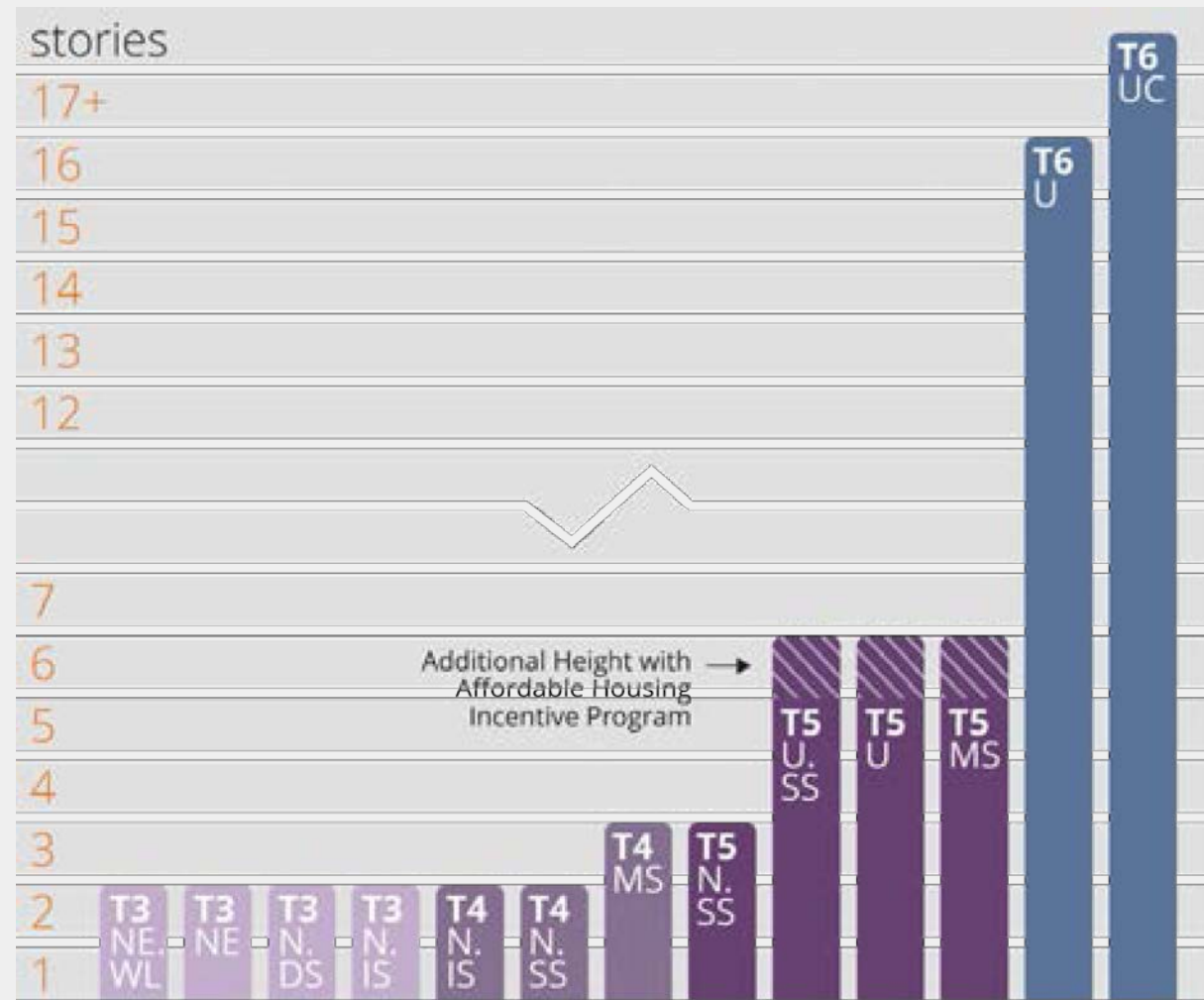
Building Cover / Impervious Cover

transect zone COMPARISONS

PREVIEW | 79

Building Height

Building height limits preserve community character and ensure smooth transitions between zones to protect neighborhoods and encourage walkability, while focusing high-density development in urban cores.

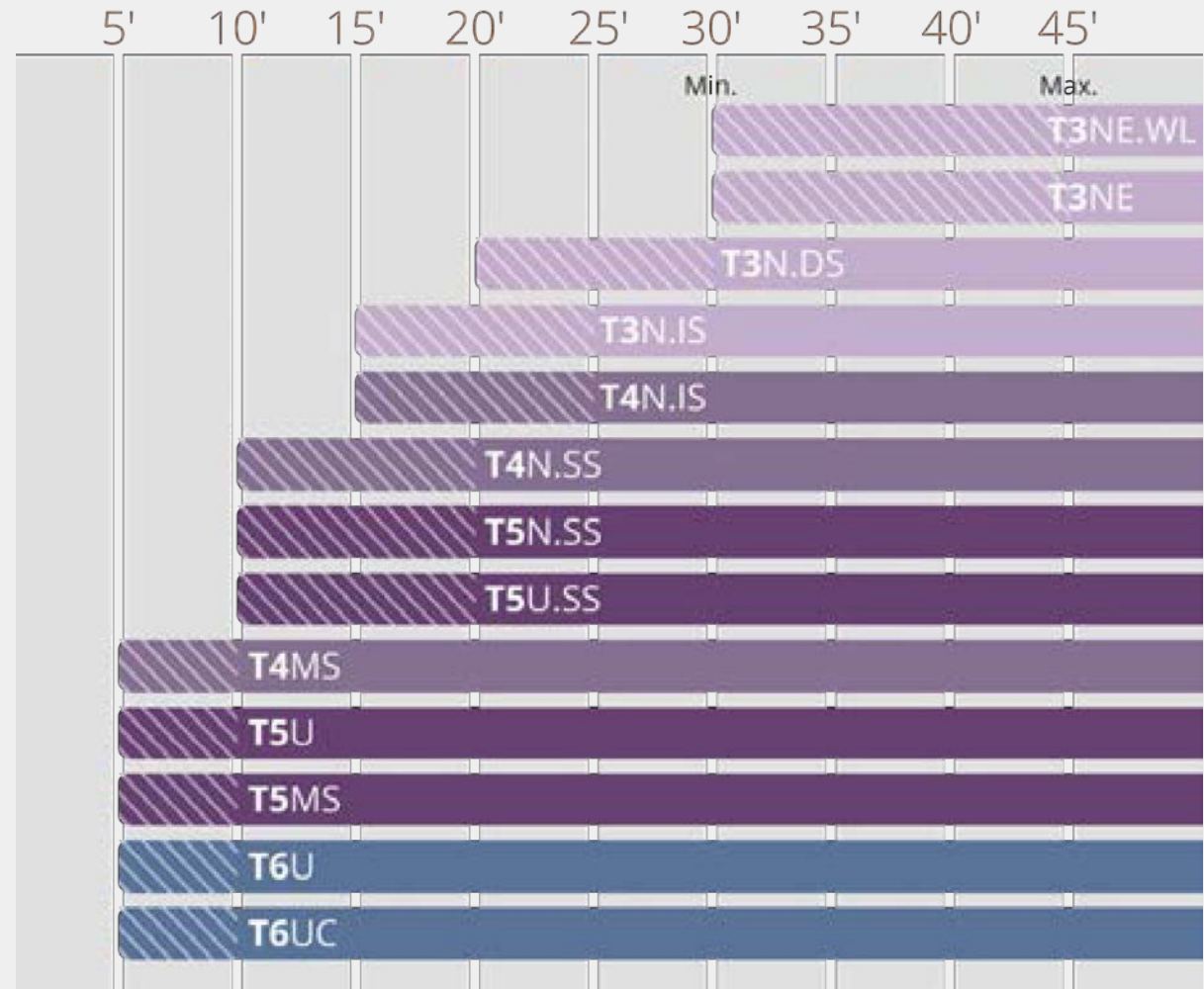


transect zone COMPARISONS

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Front Setback

Setbacks are defined as the mandatory clear distance between a lot line and a building. In addition to side and rear setbacks detailed in the code, front setbacks shape the character of a street, neighborhood or district.

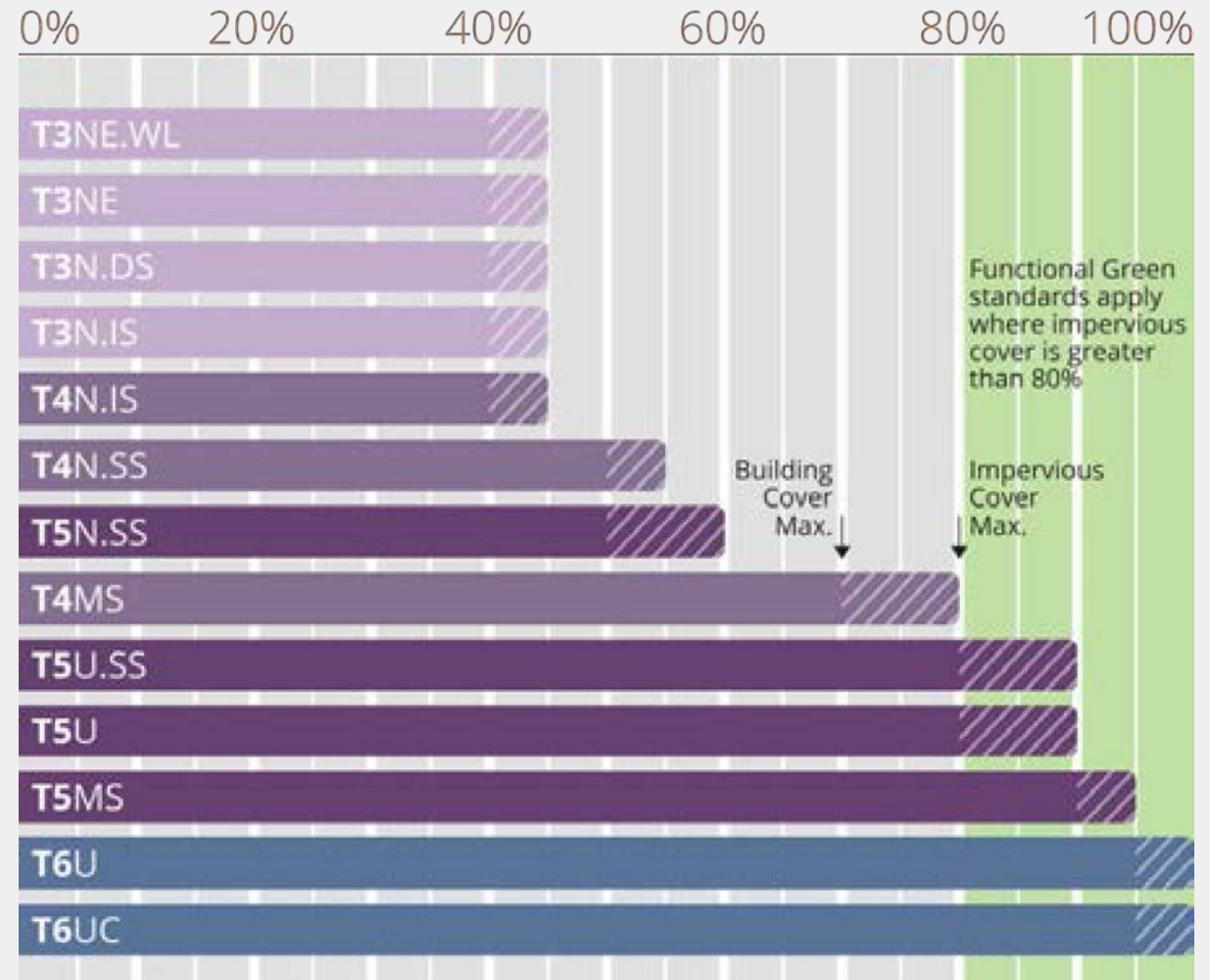


transect zone COMPARISONS

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Building Cover / Impervious Cover

Building cover and impervious cover maximums protect watersheds and allow for trees and open space within neighborhoods. Impervious cover includes buildings, paving, driveways, walkways and other surfaces that prevent absorption of water into the ground.



non-transect ZONES

Goal:

Update and roll forward
existing Use-Based Zones
(Title 25)

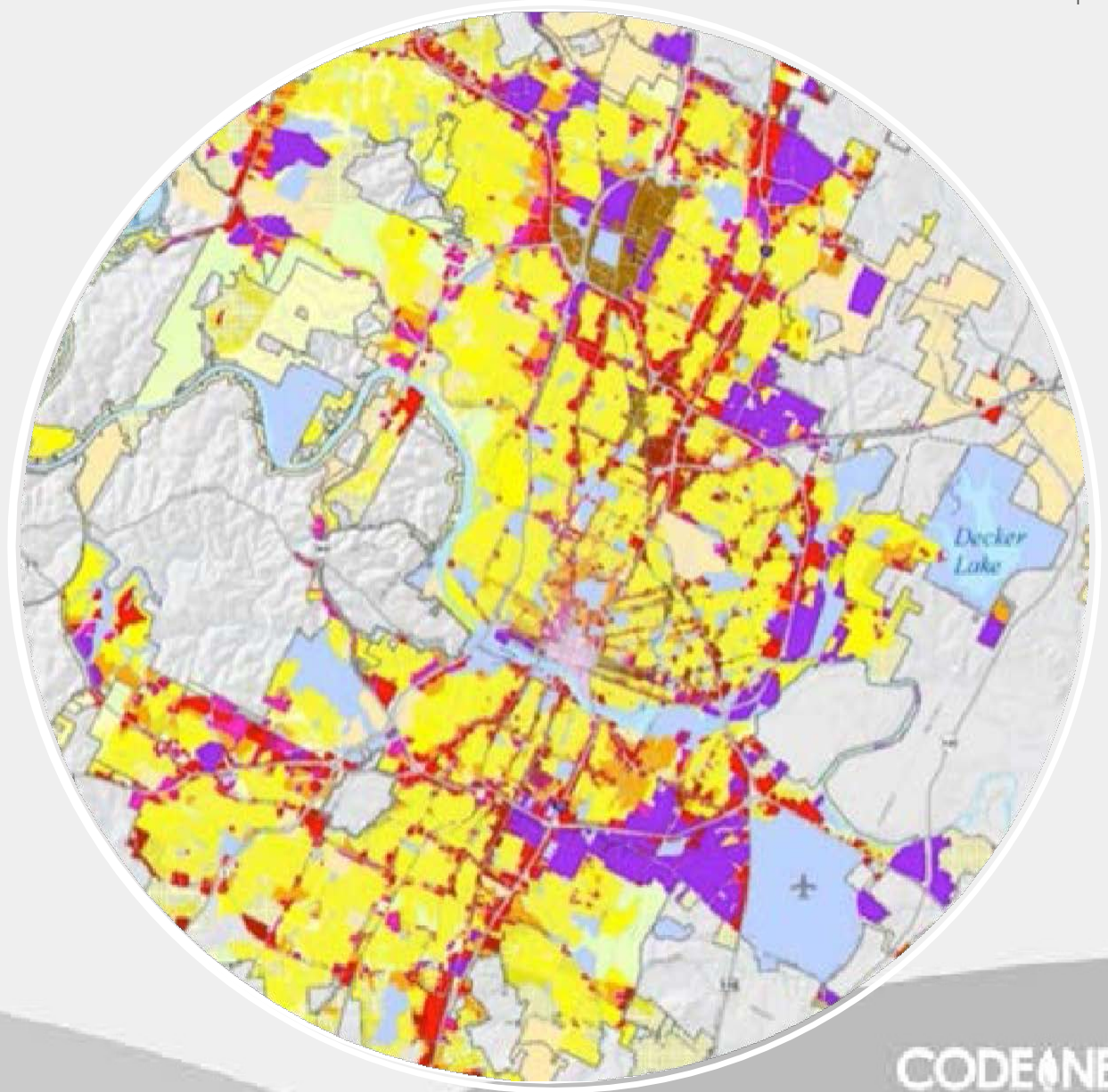
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32

*Base Zoning
Districts
(Title 25)*

*Non-Transect
Zones
(Title 23)*



non-transect ZONES

Approach:

Simplify the number of zones by combining zones with similar development standards and use regulations.

Example	NO	LO	LR	NC
			existing	Proposed
Intensity (FAR)	0.35	0.70	0.5	0.5
Lot Size (min) Area	5,750 sf	5,750 sf	5,750 sf	5,750 sf
Lot Size (min) Width	50 ft	50 ft	50 ft	n/a
Impervious Coverage (max)	60%	70%	80%	60%
Building Coverage (max)	35%	50%	50%	40%
Setbacks (min) front	25	25	25	20
Setbacks (min) side street	15	15	15	15
Setbacks (min) side interior	5	5	-	5
Setbacks (min) back	5	5	-	5
Height (max) feet	35	40	40	35

non-transect ZONES

Approach:

Provide better tools to
regulate by creating new
base zones.

Intensity of the CS District + Use Restrictions of the GR District = New RC Zone

Commercial Non-Transect Zones

23-4D-4090
Regional Commercial Core (RC) Zone

23-4D-4090 Regional Commercial Core (RC) Zone

(K) Development Standards

Table 23-4D-4090 (K) below describes the development standards in the RC Zone.

Lot Requirements	Setbacks
Lot Size	5,750 sq. ft. min.
Impervious Coverage ¹	95% max.
Building Coverage	90% max.
See Section 23-4E-4080 (Functional Greens) for developments with impervious coverage greater than 75%.	
¹ The maximum impervious coverage may not be attainable due to unique site characteristics, such as trees, waterways, and steep slopes. Where necessary, the project shall reduce the impervious cover to comply with other requirements of this Title.	
Setback Minimum (Distances from ROW / Lot Line)	Side Setback
Minimum, except when:	10' 10' 5' 5'
Adjacent to Any Lot to Medium Intensity Residential Zone and/or T3 Transect Zone	
Lots < 75' wide	15' 15' 10' 30'
Lots > 75' wide	15' 15' 20' 30'
Intensity	Setback
Floor Area Ratio	2.0
Building Height	Setback
Height	60' max.
Building Height Stepback	Setback
Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.	
Maximum Side Lot Use of Tripartite Property	Allowed Height
Within 50'	Less than or equal to 20'
50'-100'	Less than or equal to 40'
Greater than 100'	Set by Zone Standards

Perimeter Planting Area when adjacent to any lot to Medium Intensity Residential Zone:	Side or Rear
Tree or Shrub	Depth (min.)
Lots < 75' wide	None required
Lots > 75' wide	Quantity and location of planting within front or side street setback must meet the standards established in Division 23-4E-4 (Landscaping).
Lots < 75' wide	First 10' of building setback
Lots > 75' wide	First 20' of building setback
Building and Parking Lot Landscaping	Planting Requirements and Additional Standards
For Lots > 75' wide: Foundation Planting Area for 75% of parking lot or parking aisle frontage	See Division 23-3E-4 (Landscaping and Screening)
One-story structure	10' min.
Greater than one story	20' min.
Permitted Uses	Additional Requirements
Affordable Housing	See Article 23-3E
Outdoor Lighting	See Division 23-4E-3
Parking and Loading	See Division 23-4E-3
Signage	See Chapter 23-8

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non-transect ZONES

Non-transect zones are consolidated and refined, and will continue to be utilized primarily in suburban areas.



Low to Medium Intensity Residential

Zone	Similar to
 Rural Residential	RR
 Very Low Density Residential	SF1
 Low Density Residential	SF2
 Low to Medium Density Residential	SF3, SF4B
 Low to Medium Density Residential - Small Lot	SF4A

Medium to High Intensity Residential

Zone	Similar to
 Medium Density Residential	SF5, SF6
 Medium to High Density Residential	MF1, MF2
 High Density Residential	MF3, MF4
 Very High Density Residential	MF5, MF6
 Manufactured Home Park	MH

Restricted Commercial

Zone	Similar to
 Neighborhood Commercial Sub-Zone Limited, Open	NO, LO, LR
 Local Commercial Sub-Zone Limited, Open	GO

Retail and Office Commercial

 General Commercial Sub-Zone Limited, Open	GR
 Regional Commercial	new


Mixed-Use Commercial

 Commercial Core	DMU
 Downtown Core	CBD

Service and Highway Commercial

 Warehouse Commercial	W/LO
 Service Commercial Sub-Zone Limited, Open	CS, CS-1
 Highway Commercial	CH









Special Commercial

 Commercial Recreation	CR
---	----

Industrial Zones

Zone	Similar to
 Flex Industrial	LI
 General Industrial	IP
 Heavy Industrial	MI
 R&D	R&D

Other Zones

Zone
 Agricultural
 Aviation Services
 Development Reserve
 East Riverside Corridor
 North Burnet/Gateway
 Open Space
 Public
 Planned Unit Development

non-transect zones

NAMING CONVENTIONS

RESIDENTIAL

Non-Transect zones have a two-part naming convention to identify intensity/ character and base zone category.

LDR

Non-Transect Zone Intensity

Very Low (VLD)

Low (LD)

Low-Medium (LMD)

Medium (MD)

Medium-High (MHD)

High (HD)

Very High (VHD)

Zone Category

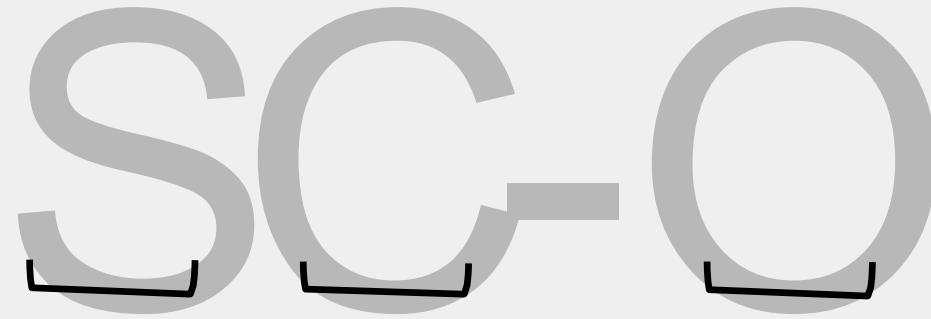
Residential (R)

non-transect zones

NAMING CONVENTIONS

COMMERCIAL

Non-Transect zones have a two-part naming convention to identify intensity/ character and base zone category with an optional Sub-zone that allows additional uses.



Zone Character

Neighborhood (N)
Local (L)
General (G)
Regional (R)
Downtown (D)
Service (S)
Warehouse (W)
Highway (H)

Zone Category

Commercial (C)

Sub-Zone

Open (O)
allows
additional
land uses

non-transect zones

NAMING CONVENTIONS

PREVIEW | 100

Industrial

Non-Transect zones have a two-part naming convention to identify intensity/character and base zone category.



**Non-Transect
Zone Intensity** **Zone Category**

Flex (F) Industrial (I)

General (G)

Heavy (H)

anatomy of THE CODE

Integrated

These layers of design related standards have been integrated into the zoning districts and other standards, reducing the number of layers of regulations while maintaining intent.

- **Compatibility**

(Chapter 25-2 Subchapter C Article 10)

- **Design Standards and Mixed Use (Commercial)**

(Chapter 25-2 Subchapter E)

- **Residential Design and Compatibility Standards**

(Chapter 25-2 Subchapter F)

- **Conditional Overlays**

(Conditional Overlay (CO) Combining District)

Article 10

Compatibility

purpose: transition from block scale to house scale

Height – *transition to residential*

Building Setbacks – *transition to residential*

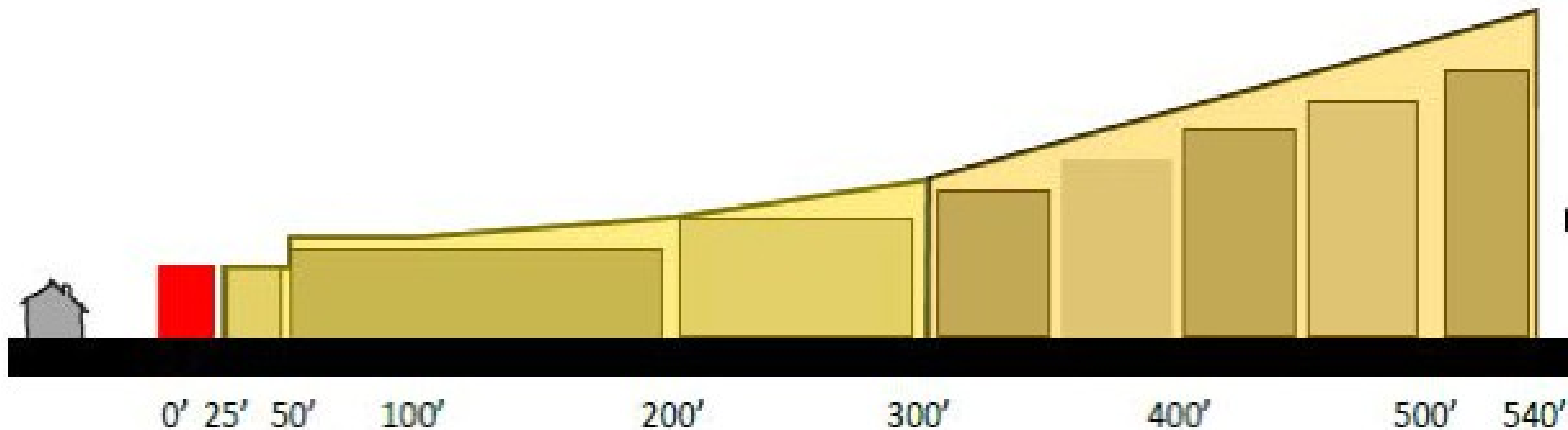
Screening – screening for parking, refuse, storage and mechanical

Design Regulations – standards for lighting, noise, garbage receptacles, intensive recreational uses, and parking location

Scale & Clustering – massing and spacing of buildings

Article 10

Existing Compatibility

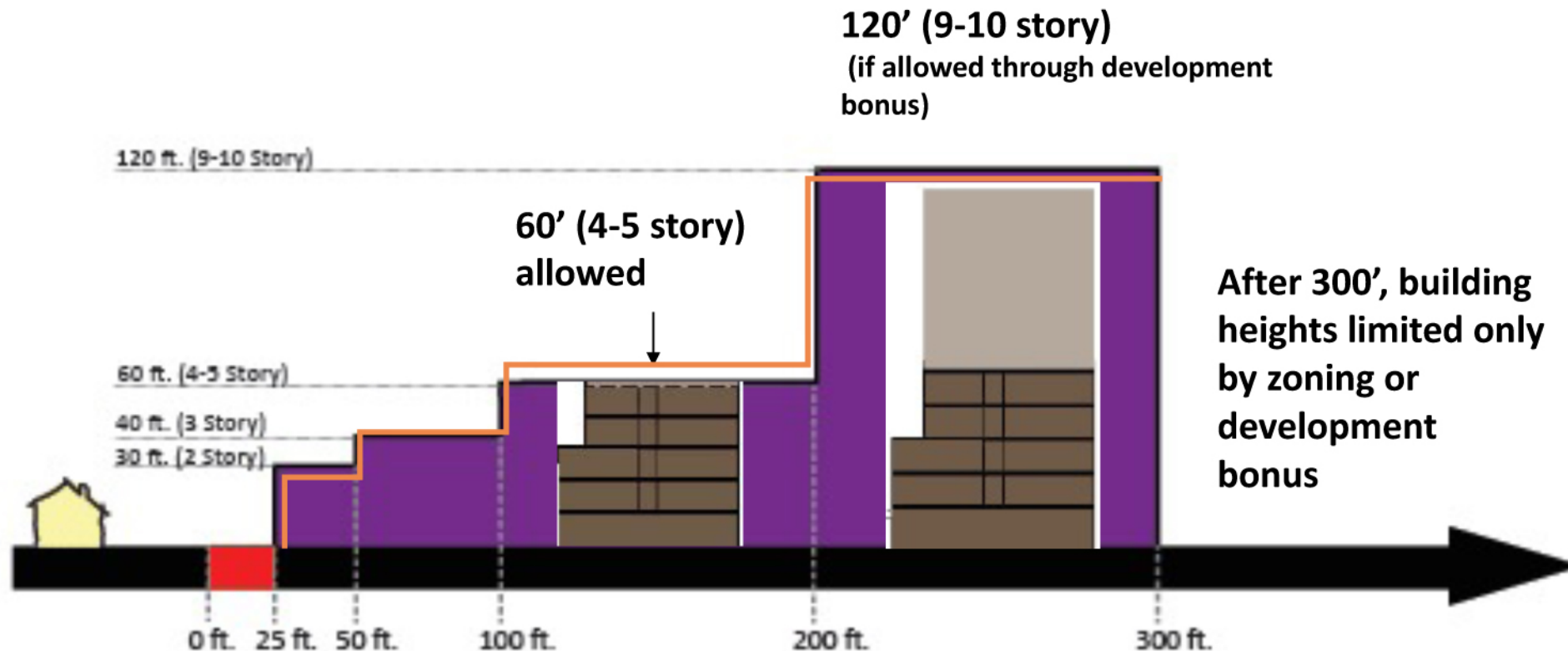


23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

East Riverside Compatibility

SPECIFIC TO ZONES | 43



Note: No change in first 100' from current compatibility standards except increased design guidelines.

Article 10

Compatibility

Allowed Heights

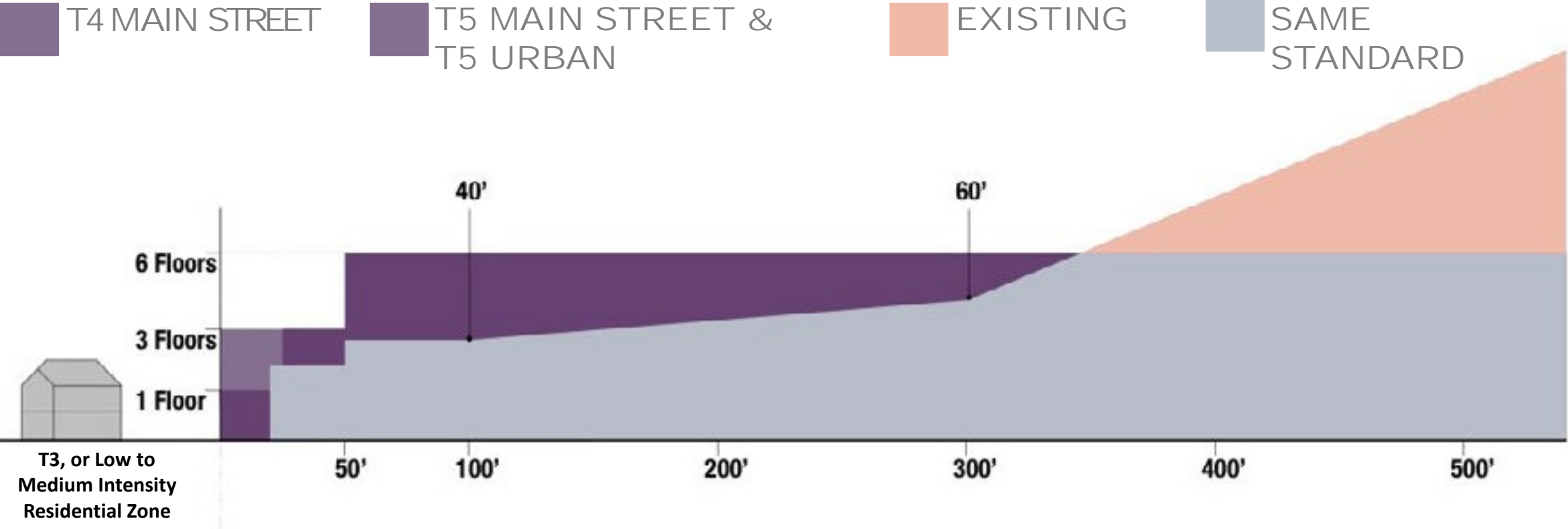
	No Structure Allowed
	30' or 2 Stories
	40' or 3 Stories
	Up to 50'
	Up to 60'
	Up to 85'
	Up to 110'
	Up to 120'



Height limit can be accomplished in the mapping of an appropriate zone.

23-4D-2

TRANSECT ZONING DISTRICTS

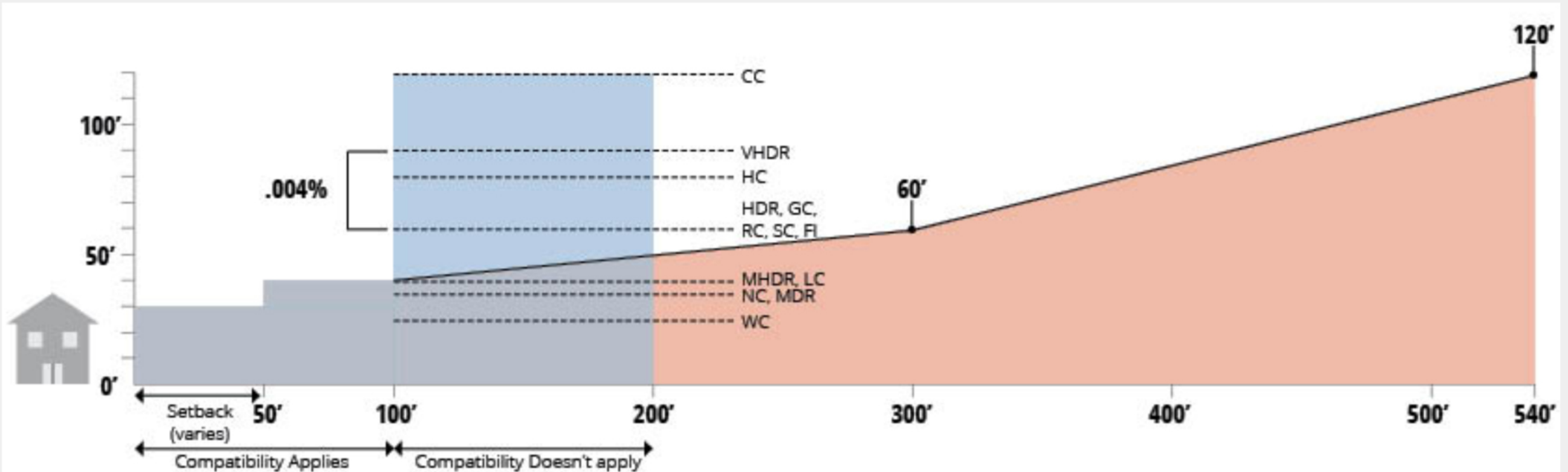


23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

SPECIFIC TO ZONES | 45

 **PROPOSED**  **EXISTING**  **SAME STANDARD**



23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

Compatibility-Setbacks

Increase building setback.

Impervious Cover may not be
due to unique site characteristics, such as
highways, and steep slopes. Where necessary,
the subject shall reduce the impervious cover to
comply with other requirements of this Title.

Building Placement

Setback Minimum (Distance from ROW / Lot Line)	Front	Side St.	Side	Rear
Minimum, except when adjacent to:	10'	15'	5'	10'
Low to Medium Intensity Residential Zone	15'	15'	50'	50'
Medium to High Intensity Residential Zone and/or T3 Transect Zone	15'	15'	25'	25'
Commercial Zone	15'	15'	15'	15'

Density

Maximum Density Units per Acre	54
Ratio (max)	1.0

Affordable Units. Developments that qualify for a density bonus must meet the

Within 50'-100'

Greater than 100'

Landscaping

Perimeter Planting Area

Front or Side Street

Quantity and location of street setback must meet Division 23-4E-4 (Landscaping)

Side or Rear

Any Residential Zone or Transect Zone

Commercial Zone

Building and Parking Lot

Foundation Planting parking aisle front of 1 story structure

Greater than 100'

Planting P

See

CODENEXT

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NON-TRANSECT ZONING DISTRICTS

Compatibility-Height

Distance from trigger property	Height
0-50'	30' max
50'-100'	40' max
> 100'	Base zone max

are not included in the

g FAR. Residential units are allowed
n to maximum FAR.

Building Form		
Building Height	Stories (max.)	Overall (max.)
Height	3	40'

Building Height Stepback

Building height stepback required for portions of building adjacent to or across an alley from Low to Medium Intensity Residential Zone and/or T3 Transect Zone.

Distance from Lot Line of Triggering Property	Allowed Height
Within 50'	Less than or equal to 30'
50'-100'	Less than or equal to 40'
More than 100'	Set by Zone Standards

Development Code | D.

23-4D-3&4

NON-TRANSECT ZONING DISTRICTS

SPECIFIC TO ZONES | 41

Compatibility- Applicability

Protects low density areas.

Allows commercial areas to transition and accommodate growth.

Simplifies applicability, doesn't change.

100'					BEFORE AFTER
CS 30-40'	MF-5 30-40'	MF6 90' Single Family	MF6 30 - 40'	CS 40 - 50'	
SC 60'	VHDR 90'	VHDR 90' Single Family	VHDR 90'	SC 60'	

Subchapter E

Design Standards and Mixed-Use

purpose: Better Design...

Article 1 - General Provisions – *provides flexibility in standards*

Article 2 - Site Development – *improve connectivity and site development for commercial developments*

Article 3 - Building Design – *Glazing and facades, entryways, articulation*

Subchapter E

Design Standards and Mixed-Use

purpose: Mix of Uses, Affordable Housing

Article 4 - Mixed Use *– Mix of uses and design standards for vertical mixed use, affordable housing incentives.*

Article 5 - Definitions *– Definitions for this Subchapter*

Subchapter F

Residential Design and Compatibility Standards

purpose: compatibility within neighborhoods

Height – *overall building height standards*

Height on Sloping Sites – *nuanced height standards for sites with slope*

Building Setbacks – front, rear and side yard setbacks

Setback Planes – standards for building mass that refine building height

Side Wall Articulation – standards for side wall length

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Frequently used CO restrictions informed the creation of new zones, informed use tables, and informed new review processes.

Overlay Districts

Conditional Overlays

purpose: adjusts what can be done

Integrated into Base Zones. Where possible COs will be replaced with new base zones (either Transect or Non-Transect) that implement same intent.

Refined Land Use Tables. COs typically limited or prohibited auto uses from the base zone. Now, there are base zones at different intensities that prohibit auto uses.

Additional Levels of Permits. COs added during re-zoning created a public process for which community and policy makers to mitigate potential impacts of new development. Now, an administrative Minor Use Permit (MUP) and discretionary Conditional Use Permit (CUP) allow for similar discretion and an opportunity to impose conditions of approval during land use permitting.

questions + ANSWERS



SHAPING THE AUSTIN WE IMAGINE

Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

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codenext@austintexas.gov



CODENEXT

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